



OFFERING MEMORANDUM

860 E LISA LANE

11-LOT APPROVED INFILL SUBDIVISION

APOPKA, FLORIDA

Approved Minor Development Plan
+ Sealed Civil Construction Plans

\$650,000

ASKING PRICE

\$59,091

PER LOT

Albert Iglesias
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EASTLISALANE.COM
Full due diligence package

An 11-Lot Infill Development Opportunity With Much of the Pre-Development Work Already Completed

The property consists of approximately 3.58± deeded acres in Apopka, Florida, with a City of Apopka-approved Minor Development Plan for 11 single-family lots. Sealed civil construction drawings, an approved drainage report and a preliminary subdivision plat have been prepared.

Lots are arranged along a proposed public roadway terminating in a cul-de-sac. Stormwater is handled by an on-site dry retention pond on a separate tract. Water and sewer are served by Apopka Utilities.

The plat is prepared but not recorded, and permitting through the water management district remains outstanding. Page 05 sets out what is complete and what remains.



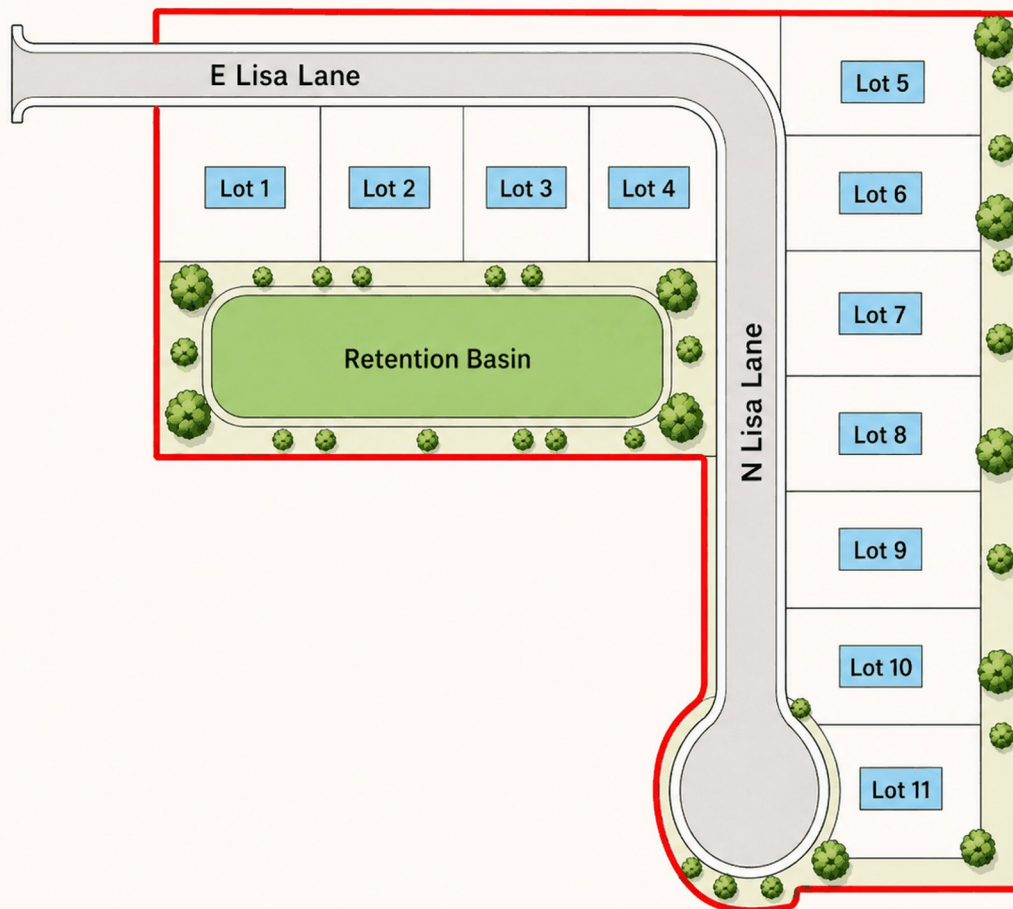
Asking price	\$650,000
Lots	11
Land basis	\$59,091 per lot
Deeded area	3.58± acres
Minor Development Plan	Approved
Civil construction plans	Sealed and complete
Roadway	Public road with cul-de-sac
Water and sewer	Apopka Utilities
Drainage design	Approved — dry retention
Subdivision plat	Prepared, not yet recorded

FULL DUE DILIGENCE: EASTLISALANE.COM

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APPROVED SITE PLAN

Four lots front E Lisa Lane with seven additional homesites extending south along the proposed N Lisa Lane public roadway and cul-de-sac. The stormwater retention facility is located on a separate tract rather than within an individual residential lot.



DEVELOPMENT LAYOUT



CALLOUTS

Property boundary

Outlined in red on the aerial above.

Proposed road

New public roadway extending south to a cul-de-sac.

Retention area

Dry retention pond on a separate tract.

E Lisa Lane

Existing lane along the northern frontage.

Residential lots

11 single-family lots.

Surrounding development

Established single-family neighborhoods.

POSITION

Apopka City Hall	1.0 mi
AdventHealth Apopka	3.5 mi
Downtown Orlando	11.4 mi
Orlando Int'l Airport (MCO)	20.8 mi

*Straight-line distances,
not drive times. See page 09.*

Significant Pre-Development Work Completed

**Minor Development Plan approved**

City of Apopka approval for an 11-lot single-family subdivision.

**Sealed civil construction drawings**

Paving, grading, drainage, utilities, roadway details and fire-truck routing. Sealed by Joshua M. Enot, P.E. (FL 93160), Kimley-Horn.

**Drainage report approved**

On-site dry-retention stormwater system designed and modelled.

**Tree mitigation approved**

On-site replanting plan resulting in a \$0.00 mitigation fee per the approved tree mitigation chart.

**Water and sewer design complete**

Apopka Utilities infrastructure shown in the civil plans.

**Preliminary plat prepared**

Lots 1–11 plus common and retention tracts. Not yet recorded.

**Landscape and irrigation plans complete**

Buffer yards, street trees and full irrigation design.

**Street-lighting plan complete**

Photometric plan drawn using the Duke Energy leased-pole program.

DEVELOPMENT STATUS

The list below separates work evidenced by the approved documents from work a buyer should expect to complete. Items that cannot be determined from the documents provided are marked for confirmation with the City of Apopka.

COMPLETED	REMAINING BUYER / DEVELOPER SCOPE
✓ Minor Development Plan approved ✓ Sealed civil construction drawings ✓ Drainage report approved ✓ Tree mitigation approved ✓ Water and sewer design complete ✓ Preliminary plat prepared ✓ Landscape and irrigation plans complete ✓ Street-lighting plan complete	— SJRWMD Environmental Resource Permit The drainage report states the site has not been previously permitted through the St. Johns River Water Management District, and lists an ERP and/or 10/2 Self Certification as a required permit. — City of Apopka Site Plan Permit Listed as a required permit in Section 2.1 of the approved drainage report. — Plat recording The preliminary plat has been prepared but the certificate blocks are not executed. Buyer to confirm the recording process with the City of Apopka and Orange County. — Construction permitting and bonding Not determinable from the documents provided. Buyer to confirm with the City of Apopka. — Impact fees and utility connection fees No fee schedule appears in the documents provided. Buyer to confirm with the City of Apopka and Apopka Utilities. — Horizontal construction and vertical build Clearing, earthwork, roadway, utilities and stormwater construction, followed by home construction.

This property is not represented as fully entitled, shovel ready or permit ready. The preliminary plat is prepared but not recorded, and the site has not been previously permitted through the St. Johns River Water Management District.

SITE DATA

ZONING

RTF — Residential Two-Family

FUTURE LAND USE

RML — Residential Medium Low

DEVELOPMENT STANDARDS

Total lots	11
Minimum lot area	6,000 SF
Minimum width / frontage	60 FT
Minimum lot depth	100 FT
Minimum primary unit floor area	1,500 SF
Front setback	25 FT
Side setback	7.5 FT
Rear setback	20 FT
Corner setback	25 FT

LAND ALLOCATION

Residential lot area	1.64 AC · 46.3%
Open space	0.87 AC · 24.6%
Road / pavement	0.56 AC · 15.8%
Stormwater detention	0.47 AC · 13.3%



Lots · open space · road · stormwater

TOTAL LOTS

11

ACREAGE — TWO FIGURES APPEAR IN THE SOURCE MATERIALS

3.58 acres Deeded acreage (seller-provided).

3.54 acres Approved civil-plan site-data table. The land allocation figures above are calculated on this basis.

Buyer should confirm acreage against survey and title documentation.

UTILITIES AND SITE CONDITIONS

According to the approved engineering and drainage documents prepared for the project:

WATER AND SEWER

Provider	Apopka Utilities
Water	Proposed 8-inch water main
Fire protection	Fire hydrants shown in the civil plans
Sewer	Proposed 8-inch gravity sewer

STORMWATER

System	On-site dry retention pond
Top of pond	95.00 ft NAVD
25-year / 24-hour stage	91.04 ft NAVD
100-year / 24-hour stage	93.85 ft NAVD
Recovery	100-yr volume draws down in 241 hours

SITE CONDITIONS

Flood zone	Zone X (unshaded) — outside the 0.2% (500-year) floodplain
Wetlands	No existing wetlands within the subject property
Soils	Hydrologic soil group A
Seasonal high groundwater	Approx. 16 ft below existing grade at the pond location (elev. 77 ft NAVD, boring B-5)
Geotechnical	KSM Engineering & Testing report included as an attachment within the approved drainage report

These statements reproduce the findings of the project engineers. Seller does not independently warrant environmental, flood, soil or utility conditions. Buyer to verify.

THE SITE



Existing tree canopy and site access



The L-shaped parcel and adjoining homesites



Surrounding residential development



Property boundary at closer range



Across the parcel toward surrounding blocks



Approach from the south along Lisa Lane

LOCATION

The property sits within the Apopka city limits in northwest metropolitan Orlando, in an area of established single-family neighborhoods. Access is via Lisa Lane off the Thompson Road corridor.

STRAIGHT-LINE DISTANCES

Apopka City Hall	1.0 mi
AdventHealth Apopka	3.5 mi
Downtown Orlando	11.4 mi
Orlando Int'l Airport (MCO)	20.8 mi

Distances above are straight-line, measured from published coordinates. They are not drive times. Buyer to verify travel times and routes independently.

NEARBY ROADWAY CONTEXT

SR 436 (E Semoran Blvd)

Approximately 0.5 miles south (straight-line).

Thompson Road corridor

Runs north–south adjacent to the site.

US 441 / E Main St

Principal Apopka arterial, north of the site.

SR 429 (Western Beltway)

Regional beltway west of Apopka. Distance not verified — buyer to confirm.

SITE COORDINATES

28° 40' 45" N

81° 29' 35" W

Parcel

02-21-28-8308-00-086

The plan cover sheet shows -8303-; other sheets show -8308-. Buyer to confirm with the Property Appraiser.

Due Diligence Available Immediately

Approved Civil Construction Plans

PDF • 16 MB • Kimley-Horn

Approved Drainage Report

PDF • 12 MB • includes KSM geotechnical report

Preliminary Plat

PDF • 1.5 MB • Deal Land Surveying

Complete Package

ZIP • 27 MB • all of the above

Geotechnical Report

Available upon request



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DOWNLOAD ALL DOCUMENTS

EASTLISALANE.COM

Interested in the Project?

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LOTS

\$59,091

PER LOT

3.58 AC

DEEDED



Albert Iglesias

SFL Partners LLC

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Scan for the approved plans, drainage report, preliminary plat and complete due diligence package.

NO LOGIN REQUIRED

DOCUMENT INDEX

Approved Civil Construction Plans

Kimley-Horn and Associates. Sealed by Joshua M. Enot, P.E., FL 93160, 26 March 2026. 23 sheets: cover, general notes, SWPPP, existing conditions, site plan, paving/grading/drainage, pond sections, utilities, plan and profile, construction details, fire-truck routing, tree mitigation, landscape, irrigation and photometrics.

Approved Drainage Report

Kimley-Horn and Associates. 104 pages including basin maps, ICPR modelling, FEMA and NWI figures, soil survey, and the KSM Engineering & Testing geotechnical report as an attachment.

Preliminary Plat

Deal Land Surveying, LLC. E Lisa Lane Subdivision, Sections 10 and 11, Township 21 South, Range 28 East. Lots 1–11 plus common and retention tracts. Certificate blocks unexecuted; not recorded.

Geotechnical Report

KSM Engineering & Testing, project 2410290-p. One SPT boring to 20 feet within the proposed pond plus six hand-auger borings. Included as an attachment within the approved drainage report; also available on request.

DISCLAIMER

Information contained herein has been obtained from sources believed reliable, including City of Apopka-approved development plans, engineering documents and seller-provided materials, but is not warranted. Prospective purchasers should independently verify acreage, zoning, entitlements, approvals, plat recording, utilities, environmental conditions, impact fees, development costs and all other information material to their acquisition. The subdivision plat has been prepared but is not recorded. Nothing herein constitutes an offer to sell where prohibited.

NOTED DISCREPANCIES IN THE SOURCE DOCUMENTS

Acreage	3.58 acres deeded (seller); 3.54 acres in the approved civil-plan site-data table; ± 3.45 acres in §1 of the drainage report describing four parcels in existing conditions.
Parcel number	02-21-28-8308-00-086 on the survey and site sheets; 02-21-28-8303-00-086 on the plan cover sheet.

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